140.0	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	907,800 / 907,800
					USE VALUE:	907,800 / 907,800
					ASSESSED:	907,800 / 907,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WYNE PHYLLIS L
Owner 2:	TRUSTEE/PHYLLIS WYNE TRUST
Owner 3:	
Street 1:	30 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,434 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2544 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5434.000	436,700	4,700	466,400	907,800
Total Card	0.125	436,700	4,700	466,400	907,800
Total Parcel	0.125	436,700	4,700	466,400	907,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.84 | /Parcel: 356.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	436,800	4700	5,434.	466,400	907,900	907,900	Year End Roll	12/18/2019
2019	104	FV	336,900	4700	5,434.	437,300	778,900	778,900	Year End Roll	1/3/2019
2018	104	FV	340,200	4700	5,434.	361,500	706,400	706,400	Year End Roll	12/20/2017
2017	104	FV	318,800	4700	5,434.	332,300	655,800	655,800	Year End Roll	1/3/2017
2016	104	FV	318,800	4700	5,434.	303,200	626,700	626,700	Year End	1/4/2016
2015	104	FV	283,600	4700	5,434.	297,300	585,600	585,600	Year End Roll	12/11/2014
2014	104	FV	283,600	4700	5,434.	276,400	564,700	564,700	Year End Roll	12/16/2013
2013	104	FV	295,300	4700	5,434.	262,900	562,900	562,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WYNE PHYLLIS	25302-487		4/25/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2011	428	New Wind	2,800					REPL 7 WINDOWS
4/24/2001	221	Re-Roof	3,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	Inspected	BS	Barbara S
5/8/2018	MEAS&NOTICE	BS	Barbara S
2/2/2009	Measured	336	PATRIOT
12/13/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5434		Sq. Ft.	Site		0	80.	1.07	9									466,415						466,400	

Total AC/HA: 0.12475 | Total SF/SM: 5434 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 466,415 | Spl Credit | Total: 466,400

User Acct

89905

GIS Ref

GIS Ref

Insp Date

06/27/18

!10813!

PRINT

Date	Time
12/11/20	01:04:34

LAST REV

Date	Time
10/24/18	13:27:15

apro

PAT ACCT. 10813

USER DEFINED

Prior Id # 1:	89905
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06273580
Const Adj.:	0.98980200
Adj $ / SQ:	178.823
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	632963
Depreciation:	196219
Depreciated Total:	436745

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

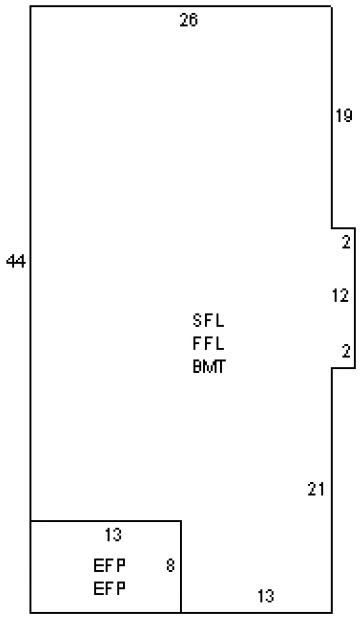
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.82
Special Features:	0	Val/Su Net:	108.52
Final Total:	436700	Val/Su SzAd	171.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,272	53.650	68,239
FFL	First Floor	1,272	178.820	227,462
SFL	Second Floor	1,272	178.820	227,462
EFP	Enclos Porch	208	39.900	8,300

	Net Sketched Area:	4,024		Total:	531,463
Size Ad	2544	Gross Are	4024	FinArea	2544

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700